

REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
OCTOBER 24, 2000

The meeting called to order as the City Council by Mayor Golding at 11:06 a.m.

Roll Call Mathis, Kehoe, Stevens, Blair, Stallings,
 McCarty, Vargas, and Mayor Golding

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, City Clerk
Jack Fishkin, City Clerk

Excused Wear

The meeting adjourned as the City Council at 11:48 a.m.

The meeting reconvened as the Redevelopment Agency with City Council at 11:48 a.m.

Consent-Adoption

1. Approving resolutions to:

(RA 2001-59)

Authorizing the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2000B, in an amount not to exceed \$23 million; approving the Preliminary Official Statement; approving the form of an Escrow Agreement and Purchase Contract; and authorizing certain other matters pertaining to the issuance and sale of the proposed Tax Allocation Bonds.

(RA 2001-60)

Authorizing the issuance of Horton Plaza Redevelopment Project Subordinate Tax Allocation Bonds, Series 2000 in the amount of \$17 Million; approving the Preliminary Official Statement; approving the form of an Escrow Agreement and Purchase Contract; and authorizing certain other matters pertaining to the issuance and sale of the proposed Tax Allocation Bonds.

See Centre City Development Corporation report dated September 27, 2000.

Council Companion Item No. 339.

No one spoke in opposition to this item.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

Consent-Adoption

Item No. 1 - continued

Motion by Member Stevens to approve (with Stallings abstaining and Wear not present)
Second by Member Kehoe
Vote: 7-0

Redevelopment Agency Resolution numbers R-03245 and R-03246; and City Council Resolution numbers R-294057 and R-29458.

2. Approving resolution and document to:

(RA 2001-52)

Authorizing an agreement with Detisch & Christensen for special legal counsel services in an amount not to exceed \$100,000.

See Centre City Development Corporation report dated September 26, 2000.

No one spoke in opposition to this item.

Motion by Member Stevens to approve (with Stallings abstaining and Wear not present)
Second by Member Kehoe
Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03247 and D-03247.

3. Approving resolution and document to:

(RA 2001-55)

Approving the Fourth Amendment to the Agreement for Civil Engineering Services with Nasland Engineering to add \$30,000 to the Agreement.

See Centre City Development Corporation report dated September 26, 2000.

No one spoke in opposition to this item.

Motion by Member Stevens to approve (with Stallings abstaining and Wear not present)
Second by Member Kehoe
Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03248 and D-03248.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

Consent-Adoption

4. Approving resolution and document to:

(RA 2001-61)

Approving the Proposed Implementation Agreement to provide for the assignment of the existing DDA with DDR/Oliver McMillian and to adapt other provision of the DDA to such possible assignment and proposed changes; and authorize an amendment to the FY 2000-01 project budget increasing the Gaslamp Project Budget FY \$200,000.

See Centre City Development Corporation report dated September 27, 2000.

No one spoke in opposition to this item.

Motion by Member Stevens to approve (with Stallings abstaining and Wear not present)

Second by Member Kehoe

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03249 and D-03249.

5. Approving resolution and document to:

(RA 2001-64)

Approving the Fifth Amendment to the Agreement with Daley & Heft, to add \$750,000 to the agreement.

See Centre City Development Corporation report dated September 28, 2000.

No one spoke in opposition to this item.

Motion by Member Stevens to approve (with Stallings abstaining and Wear not present)

Second by Member Kehoe

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03250 and D-03250.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

Consent-Adoption

6. **First Implementation Agreement to DDA with JMI Realty, Inc. - Westin Hotel.**

(RA 2001-58)

Approving the First Implementation Agreement with JMI Realty, Inc. for the Westin Hotel at 6th Avenue & L Street.

See Centre City Development Corporation report dated September 26, 2000.

Staff: Pam Hamilton 533-7114.

Atty: Douglas Humphreys

Continued to November 14, 2000

7. Approving resolutions and documents to:

(RA 2001-56)

Approving First Amendment to the Exclusive Negotiation Agreement with East Village Development, LLC. For the blocks bounded by Ninth to Thirteenth, Market to Island Streets.

(RA 2001-57)

Approving the First Amendment to the Exclusive Negotiation Agreement with Union Bank of California, N.A. for the blocks bounded by Ninth to Thirteenth, Market to Island Streets.

See Centre City Development Corporation report dated September 27, 2000.

No one spoke in opposition to this item.

Motion by Member Stevens to approve (with Stallings abstaining and Wear not present)

Second by Member Kehoe

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03251 and D-03251, and R-03252 and D-03252.

8. **Approval of the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.**

(RA 2001-42)

That the Redevelopment Agency adopts a resolution approving the First Amendment to the Second Implementation Plan for the Central Imperial Redevelopment Project.

See Southeastern Economic Development Corporation report no. 00-030 dated September 7, 2000.

Staff: Carolyn Smith 527-7345.

Atty: Douglas Humphreys

Continued to November 14, 2000.

9. Approving resolutions and document to:

(RA 2001-45)

That the Redevelopment Agency: 1) Grant authorization for an increase in the funding amount for the Valencia Business Park Public Improvements from \$2,300,000 to \$3,391,374; 2) Grant authorization for the Southeastern Economic Development Corporation (SEDC) to award to the lowest responsible bidder, Wier Construction Corporation, the contract for the Valencia Business Park Public Improvements in the amount of \$3,083,067; provided that the Auditor first furnishes a certificate demonstrating that the funds necessary for expenditure under established contract funding phases are, or will be, on deposit in the City treasury; 3) Grant authorization for a Phase Funded contract; 4) Direct the Auditor to amend the FY 00/01 Project Budget (Fund No. 98779) in the Central Imperial Redevelopment Project Area in the amount of \$1,091,374 and to appropriate said funding consistent with the construction phasing (see Attachment 4). \$510,000 of this amount is coming from FY2000 bond proceeds; 5) Authorize the repayment of \$581,374 previously loaned to the Agency from the City of San Diego for the Mount Hope Redevelopment Project Area; 6) Authorize acceptance of \$581,374 from the City as an interest bearing loan to be used in the approved Fiscal Year 00/01 SEDC Project Budget for the Central Imperial Redevelopment Project Area and to be repaid as soon as practicable from tax increment or other appropriate and available revenue; and 7) adopting a resolution stating for the record that the EIR has been reviewed and considered prior to approval of the improvements.

See Southeastern Economic Development Corporation report no. 00-028 dated September 7, 2000.

Council Companion Item No. 340.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

Consent-Adoption

No one spoke in opposition to this item.

Motion by Member Stevens to approve (with Wear not present)

Second by Member Kehoe

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03253 and D-03253; and City Council Resolution number R-294059.

Adoption-Special Joint Meeting

10. Approving resolutions and document to:

(RA 2001-63)

That the redevelopment Agency approve the resolution adopting the Third Amendment to the Central Imperial Redevelopment Plan and related documents; approve the Report to City Council for the Third Amendment to the Central Imperial Redevelopment Project Area.

(RA 2001-62)

Certify the Mitigated Negative Declaration.

See Southeastern Economic Development Corporation report no. 00-033 dated October 10, 2000.

Council Companion Item No. 338.

No one spoke in opposition to these items.

Motion by Member Stevens to approve (with Wear not present)

Second by Member Kehoe

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03254 and D-03254, and R-03255; and City Council Resolution number R-294055 and R-294056.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

Consent-Adoption

11. Approving resolution and document to:

Continued from the meeting of October 3, 2000.

(RA 2001-50)

That the Redevelopment Agency adopts a resolution approving the Third Implementation Agreement to the Disposition and Development Agreement with Pacific Development Partners, LLC.

See Southeastern Economic Development Corporation report no. 00-032 dated September 21, 2000.

No one spoke in opposition to this item

Motion by Member Stevens to approve (with Wear not present)

Second by Member Kehoe

Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-03256 and D-03256.

The meeting adjourned as the Redevelopment Agency with City Council at 12:20 p.m.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

The meeting was called to order as the Special Joint Redevelopment Agency with City Council by Deputy Mayor Mathis at 2:43 p.m.

Adoption-Special Joint Meeting

12. Approving resolutions and document to:

Continued from the meeting of October 3, 2000.

(RA 2001-48)

Certify that the information contained in LDR File No. 98-8207 has been completed in compliance with CEQA and that the Mid-City Communities Plan Final EIR reflects the independent judgment of the City of San Diego as the Lead Agency and adopt the Mid-City Communities Plan Findings and Statement of Overriding Considerations; certify that the information contained in the Environmental Secondary Study for the Third Amendment to the City Heights Redevelopment Plan has been completed in compliance with CEQA and reflects the independent judgment of the Redevelopment Agency as the Lead Agency and stating for the record that the final Environmental Secondary Study as well as the Final EIR for the City Heights Redevelopment Plan, FONSI/Mitigated Negative Declaration to the First Amendment to the City Heights Redevelopment Plan and the Final EIR for the Mid-City Communities Plan have been reviewed and considered prior to approving the project.

(RA 2001-49)

Approve the Third Amendment to the City Heights Redevelopment Plan and the Agency Report to the City Council for the Plan Amendment, transmit the Amendment and the Report to the City Council and recommend that the City Council adopt the Amendment.

See Redevelopment Agency Staff report no. RA 00-17, dated September 26, 2000.

Council Companion Item No. 601.

Hearing open. Public testimony taken on October 3, 2000.

Jim LoBue, project manager, Redevelopment Agency gave a brief update to the City Heights Redevelopment Plan and the Mid-City Community Plan.

Public testimony in opposition by Tina Irving.

Motion by Member Kehoe to approve (with Mayor Golding and Member Wear not present)

Second by Member Stevens

Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-03257, R-03258 and D-03258; and City Council Resolution number R-294066.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 24, 2000

Adjournment

The meeting adjourned as the Special Joint Redevelopment Agency with City Council at 2:53 p.m.

Secretary of the Redevelopment Agency
of the City of San Diego, California